

**Town of Acton
Open Space Committee
March 6, 2015
Acton Town Hall - Room 126**

Attendees: Andy Magee, Peter Ashton, Terry Maitland, Jane Ceraso, Dick Hatfield, Matt Mostoller, Joe Will, Fran Portante, Tom Tidman, Franny Osman, Bettina Abe, Michaela Moran, Franny Osman

Meeting started at 7:30 am. Jane Ceraso took minutes

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Minutes of 2/13/15 were approved

7:30 to 8:00: OSC's mission/strategic planning and membership

The Volunteer Coordinating Committee recently said that the OSC has full membership and informed us that the Selectman's representative is counted as a member of the committee. The OSC discussed its workload in the context of what we are getting done and the OSC mission. The mission details more of a response role – such as advising town boards and acting as a sponsor for open space parcels. Peter suggested that we expand our charter to increase to 9 members. The Committee all supported that change. Andy will contact the Selectmen with this request.

Acton Land Purchase Program: This plan has been drafted by John Sonner and Terra F. A program outline was handed out which laid out some options for raising funds for open space purchases. The Land Purchase Program contemplates adding a local transfer tax on all land sales to raise money for open space purchases. This program would be similar to CPA, but would not come with the state matching funds. Peter mentioned that there was some discussion on whether Selectmen would be amenable to an increase in the CPA assessment percentage to enable more open space purchases, but he said that the Selectmen at this point were not particularly amenable to pursuing this. The OSC generally thought that the process in current use (use of state-matched CPA set-aside funds) is probably a better route than creating a brand new local land purchase program.

Update on Dunn parcel: Purchase is supposed to close in early May. Some issues currently with the transfer. \$28,500 must be paid to the Stow Conservation Trust for the Acton portion of the parcel. Various attorneys involved have said that you need to have a survey plan (ANR) to register land. This process would challenge the May closing timeline. Although one of his staff opined otherwise, Steve Anderson was going to check whether ANR plan is needed. The parcel is complicated to survey. Stream is dividing line for ½ parcel, adds to complication of survey. Peter asked if ACT could play a role here – wonder if they could front the money if necessary.

Update on Magoon Parcel: OSC has asked the Town Manager to have an appraisal done on the parcel. Developer is believed to be considering a 40B development here. Appraisal can't be speculative. There is a placeholder warrant article to purchase the parcel for the next Town Mtg. Neighbors met and were all interested in keeping parcel open, but not clear whether neighborhood money to do this is available. They discussed forming an LLC for neighbors to hold the land. The current sewer district map shows that this 5.7 acre back parcel is in the sewer district, though older maps do not. Not clear

whether back parcel is recorded as being in the sewer district. OSC opted to go ahead with appraisal of two scenarios: a 40B and vacant land.

Update on Stonefield Farm parcel – appraisal: Christa Collins has discussed using the previous plan to do the appraisal. The Stonefield folks did not particularly like this idea, but agreed in principle. They will look at previous plan and identify those sections they didn't agree with.

Update on Anderson and Hryniewich parcels: Peter and Town staff will be meeting with Ernie Anderson within the next few weeks.

Update on Choate Parcel: No new news on this

Madden: there may be a CR put on the non-developable parcel. The current owner/developer is considering gifting the non-developable swampland to town, rather than going through the CR process.

Next Meeting – April 3, 2015, 7:30 AM (Acton Town Hall - Room 126)

Meeting adjourned at 8:40 AM